

Item:	_____
Fiscal Impact:	_____ N/A
Funding Source:	_____ N/A
Account #:	_____ N/A

ISSUE:

Application: ZT-3-2009. An Ordinance amendment to Section 7-9-115 of Title 7 regarding off-street parking.

SYNOPSIS:

This Ordinance amends section 7-9-115 of Title 7 of the West Valley City Municipal Code regarding hard surfacing requirements.

BACKGROUND:

This Zone Text Change is proposed to modify the existing surfacing ordinance to allow for gravel driveways, parking, and maneuvering areas in the front yards of single-family homes, provided that the minimum required area for parking is hard surfaced. Gravel used for driveways will have to be a minimum of four inches deep, contained with durable borders, and be weed and grass free. Hard surfacing is required for all driveways, parking, and maneuvering areas in all other zones.

In 2005, the surfacing ordinance was modified to require the off-street parking for most residences in West Valley to be hard surfaced. Homes with gravel driveways that did not meet the various exceptions as of the effective date of the existing ordinance are required to come into compliance by June 1, 2010. Since April 2009, residents have expressed their concern about the existing ordinance and the compliance deadlines at the comment periods at various City Council public hearings.

This proposed ordinance removes the compliance deadline in the current ordinance.

RECOMMENDATION:

Staff recommends approval of this ordinance.

SUBMITTED BY:

Nicole Cottle, CED Director
Francis Xavier Lilly, Long Range Planner